

IN RE: PETITION FOR VARIANCE  
W/S Clover Avenue, 326' S of  
the c/l of First Avenue  
(3512 Clover Avenue)  
13th Election District  
1st Councilmanic District  
  
Sherman Builders, Inc.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-386-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 3512 Clover Avenue, located in the vicinity of Lansdowne Boulevard and the Baltimore Washington Expressway in Halethorpe. The Petition was filed by the owners of the property, Sherman Builders, Inc., by James R. Sherman, President. The Petitioners sought variance relief from Sections 204.3.A.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.z.R.) to permit a front yard setback of 22 feet in lieu of the required 25 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Bob Sherman and Don Cline, representatives of Sherman Builders, Inc., Vincent Moskunus, Professional Engineer with M & H Development Engineers, Inc., Paul J. Gorman, and Deborah Dopkin, Esquire, attorney for the Petitioners. Several residents of the surrounding community appeared in opposition to the request.

At the onset of the hearing, Ms. Dopkin stated that her client wished to withdraw his request for variance and noted that her client now intends to build the proposed dwelling the required 25-foot distance from

ORDER RECEIVED FOR FILING

Date

By

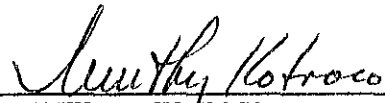
MICROFILMED

the front property line. Inasmuch as a variance is no longer necessary, no testimony was taken from the Protestants who attended the hearing. Furthermore, since the Petitioners withdrew their request and the proposed development meets all setback requirements imposed upon them by the B.C.Z.R., the relief requested shall be dismissed without prejudice and a building permit should be issued accordingly.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be dismissed as moot.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19<sup>th</sup> day of July, 1995 that the Petition for Variance seeking relief from Sections 204.3.A.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.z.R.) to permit a front yard setback of 22 feet in lieu of the required 25 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER REQUESTED FOR FILING  
Date 7/19/95  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

July 19, 1995

(410) 887-4386

Deborah Dopkin, Esquire  
502 Washington Avenue, Suite 220  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
W/S Clover Avenue, 326' S of the c/l of First Avenue  
(3512 Clover Avenue)  
13th Election District - 1st Councilmanic District  
Sherman Builders, Inc. - Petitioners  
Case No. 95-386-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been dismissed in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. James R. Sherman, Sherman Builders, Inc.  
478 Mountain Road, Crownsville, Md. 21032

Mr. Vincent Moskunas, M & H Development Engineers, Inc.  
200 E. Joppa Road, Baltimore, Md. 21286

Ms. Patricia Bealfeld, 3511 Clover Avenue, Baltimore, Md. 21227  
Ms. Theresa Lowry, 2517 Hammonds Ferry Road, Baltimore, Md. 21227  
Ms. Helen Yarbor, 3510 Clover Avenue, Baltimore, Md. 21227  
Ms. Deborah Bauer, 2611 First Avenue, Baltimore, Md. 21227  
Ms. Mary L. Dawson, 3515 Clover Avenue, Baltimore, Md. 21227  
Mr. Joseph L. Cline, 3510 Clover Avenue, Baltimore, Md. 21227

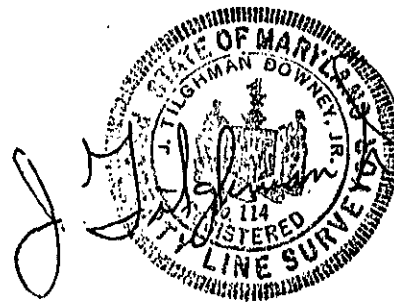
People's Counsel; Case File



95-386-A

**ZONING DESCRIPTION**

Beginning at a point on the west side of Clover Avenue, 35 feet wide, which is 326.26 feet south of the centerline of First Avenue, 40 feet wide; thence S14° 52' 00"E, 19.60 feet, S40° 08' 29"W, 50.05 feet, S14° 52' 00"E, 37.53 feet, S64° 22' 15" E, 21.83 feet, S75° 08' 00"W, 6.26 feet, N64° 22' 15" W, 47.80 feet, N63° 08' 02"W, 97.86 feet, by a curve to the right having a radius of 1869.86 feet, for a distance of 5.45 feet, the chord of which bears N60° 17' 30"W, 5.45 feet and N75° 08' 00"E, 143.92 feet to the Point of Beginning, containing 0.144 of an acre, more or less. Being part of lands as recorded in Liber 10486, Folio 271.

**J. Tilghman Downey, Jr.**

380

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

95-380-A

District 130th Date of Posting 5/13/95

Posted for: Variance

Petitioner: Sherman Builders, Inc.

Location of property: 3572 Clover Ave, W/S

Location of Signs: Facing roadway on front property being zoned

Remarks: \_\_\_\_\_

Posted by W. H. H. H. Date of return: 5/19/95  
Signature

Number of Signs: 1



# CERTIFICATE OF PUBLICATION

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

### Case Number:

95-386-A (Item 380)  
3512 Clover Avenue  
W/S Clover Road, 326'  
+/- S of c/l First Avenue  
13th Election District  
1st Councilmanic

### Legal Owner(s):

Sherman Builders, Inc.  
HEARING: MONDAY,  
JUNE 5, 1995 at 11:00 a.m.  
in Rm. 118, Old  
Courthouse.

Variance: to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Hand-  
icapped accessible; for special  
accommodations Please Call  
887-3353.

(2) For Informa-  
tion concerning the File and/or  
Hearing, Please Call 887-3391.

5/120 May 11.

TOWSON, MD.,

May 12, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 11, 1995.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

MICROFILMED



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

380

receipt  
95-386-A

Account: R-001-6150

Number

0000

Date

4-25-95

Sherman BROS. INC.

3512 (Lower  
Rm.)

UAR. (010)

50.00

POSTING (080)

35.00

85.00

MISSISSIPPI

01A0180020M1CHRG

803.00

BA 0010147ABD4 25-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-380-A

District: 13th Date of Posting: 6/23/95  
Posted for: Variance  
Petitioner: Sherman Builders  
Location of property: 3572 Clover Hwy, W/S  
Location of Signs: Facing, driveway on property being zoned  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 6/30/95  
Signature  
Number of Signs: 1





### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-386-A

(Item 380)

3512 Clover Avenue

W/S Clover Road, 326' +/-

- S of c/l First Avenue

13th Election District

1st Councilmanic

Legal Owner(s):

Sherman Builders, Inc.

Hearing: Tuesday,

July 18, 1995 at 9:00

a.m. in Rm. 118, Old

Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or Hearing, Please Call 887-3391.

6/27/95 June 22.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/22, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/22, 1995.

THE JEFFERSONIAN,

*A. Henrichson*

LEGAL AD. - TOWSON

~~Publication~~

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 380  
Petitioner: Sherman BROS., Inc. By James Sherman, Pres.  
Location: 3512 Clover Ave.

**PLEASE FORWARD ADVERTISING BILL TO:**

NAME: JAMES SHERMAN  
ADDRESS: 478 Mountain Rd.  
Crownsville, Md. 21032  
PHONE NUMBER: 536-9012

AJ:ggs

MICROFILM

(Revised 04/09/93)



Printed with Soybean Ink  
on Recycled Paper

TO: PUTUXENT PUBLISHING COMPANY  
May 11, 1995 Issue - Jeffersonian

Please forward billing to:

James Sherman  
478 Mountain Road  
Crownsville, MD 21032  
536-9012

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
OR  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-386-A (Item 380)  
3512 Clover Avenue  
W/S Clover Road, 326' +/- S of c/l First Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherman Builders, Inc.  
HEARING: MONDAY, JUNE 5, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 4, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-386-A (Item 380)

3512 Clover Avenue

W/S Clover Road, 326'+/- S of c/l First Avenue

13th Election District - 1st Councilmanic

Legal Owner(s): Sherman Builders, Inc.

HEARING: MONDAY, JUNE 5, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: James Sherman

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MAILED



TO: PUTUXENT PUBLISHING COMPANY  
June 22, 1995 Issue - Jeffersonian

Please forward billing to:

James R. Sherman  
478 Mountain Road  
Crownsville, MD 21032  
536-9012

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-386-A (Item 380)  
3512 Clover Avenue  
W/S Clover Road, 326' +/- S of c/l First Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherman Builders, Inc.  
HEARING: TUESDAY, JULY 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 15, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Rescheduled from 6/5/95  
CASE NUMBER: 95-386-A (Item 380)  
3512 Clover Avenue  
W/S Clover Road, 326' +/- S of c/l First Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherman Builders, Inc.  
HEARING: TUESDAY, JULY 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: James R. Sherman  
Vince Moskunas  
Patricia Bealfield  
Helen Yarbor  
Joseph Cline  
Theresa Lowry  
Mary Dawson

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 1, 1995

Sherman Builders, Inc.  
James R. Sherman, President  
478 Mountain Road  
Crownsville, Maryland 21032

RE: Item No.: 380  
Case No.: 95-386-A  
Petitioner: Sherman Builders

Dear Mr. Sherman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

W. Carl Richards, Jr.



BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: May 22, 1995  
Zoning Administration and Development Management

FROM: *sub* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 15, 1995  
Item No. 380

The Developers Engineering Section has reviewed the subject zoning item. Clover Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 40-foot right-of-way. Show the 40-foot right-of-way on the plat to establish the front line building setback.

Also, our records indicate the existing two-story dwelling is House #3512, not 3510 as shown. Please verify.

RWB:sw



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/16/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/8/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 378  
379  
380  
381  
382  
385  
386  
389  
391  
40

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 4, 1995

SUBJECT: Variance Requests

INFORMATION:

Item Numbers: 362, 363, 364, 367, 372, 374, 380 and 383.

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

ENCLOSURE

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon,  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 8, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 378, 379, 380, 381, 382, 383,  
384, 386, 388, 389 AND 390.

RECEIVED

MAY 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-9-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 380 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

BALTIMORE COUNTY, MARYLAND

Inter-office Correspondence

TO: Gwen Stephens  
Docket Clerk, Office of Zoning

DATE: June 7, 1995

FROM: Lawrence E. Schmidt  
Zoning Commissioner



SUBJECT: Case No. 95-386-A

Please reset in for a hearing. No one appeared at the prior hearing. I advised the Petitioner that they would be responsible for the re-posting and re-advertising costs. Also, a copy of the new notice should go to the Protestants who appeared originally and signed in.

LES:mmn  
att.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



June 7, 1995

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

Mr. Vince Moskunas  
M & H Development Inc.  
200 E. Joppa Road, Room 101  
Towson, Maryland 21286

Re: Case No. 95-386-A  
Petition for Variance  
Property: 3512 Clover Avenue  
Sherman Builders, Inc., Petitioner

Dear Mr. Moskunas:

This is to follow up our recent telephone conversation regarding the above captioned matter.

As you are aware, the above case was scheduled for public hearing on Monday, June 5, 1995 at 11:00 A.M. The hearing was scheduled in Room 118 of the Old Court House for my consideration of the Petition filed within. That variance sought relief from the strict application of Sections 204.3.A.1 and 1B02.3.C.1 of the BCZR to permit a front yard setback of 22 ft. in lieu of the required 25 ft. for a dwelling.

Your comments regarding a Motion for Reconsideration has been considered. Specifically, I will order that the matter be re-posted and re-advertised to be set at a future date. The Petitioner shall be responsible for the costs associated with the re-posting and re-advertising. However, the Petition need not be re-filed. I shall forward this file to Gwen Stephens in the Office of Zoning Administration and Development Management with instructions for her to reassign a date for hearing and re-post and re-advertise the property. You should receive notice of the new date for the hearing in due course. By a copy of this letter, I have notified the Protestants, listed below, in this matter.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn

cc: Mrs. Patricia L. Bealfield  
Mrs. Helen V. Yarbor  
Mr. Joseph L. Cline  
Mrs. Theresa Lowry  
Mrs. Mary L. Dawson

cc: Ms. Gwen Stephens, ZADM ✓



Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3610

rec'd 3/27/95

March 23, 1995

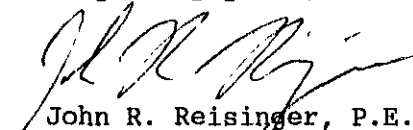
Paul Gorman, Architect  
4410 John Avenue  
Baltimore, Maryland 21227

Re: Permit suspension: B226389  
3512 Clover Avenue

Gentlemen:

Based on information received from the Zoning Administration Permit #B226389 is hereby suspended. All work being done under this permit must cease until the problems are resolved and the permit can be reinstated. Please contact Mr. Joseph C. Merrey for details at 887-3391.

Very truly yours,

  
John R. Reisinger, P.E.  
Building Engineer

JRR/nmn

TXTNMG/SHERMAN



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF THE BUILDING ENGINEER**

JOB LOCATION 3512 Clover Ave

DISTRICT: 13 PCT: \_\_\_\_\_

PERMIT NO. 226 389

BLDG. INSP. 887-3953  
PLUMB. INSP. 887-3620  
ELEC. INSP. 887-3960  
SED. CON. INSP. 887-3226  
BLDGS. ENG. 887-3373

**STOP WORK NOTICE**

I HAVE THIS DAY INSPECTED THIS STRUCTURE AND THESE PREMISES AND HAVE FOUND THE FOLLOWING VIOLATIONS OF THE LAWS OF BALTIMORE COUNTY CODE.

CODE \_\_\_\_\_ SEC. \_\_\_\_\_  
Permit suspended Per Zachm

Call Joe Marney  
887-3391

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN DATE:  
FAILURE TO COMPLY CONSTITUTES A VIOLATION OF COUNTY LAW.

DATE 3-24-95 SIGNED INSPECTOR Mark Grier

ALL CORRECTIONS COMPLETE AND APPROVED

DATE \_\_\_\_\_ SIGNED INSPECTOR \_\_\_\_\_

**DO NOT REMOVE THIS TAG**



Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3610

March 23, 1995

Sherman Builders, Inc.  
3559 Fairfield Avenue  
Baltimore, Maryland 21226

Re: Permit suspension: B226389  
3512 Clover Avenue

Gentlemen:

Based on information received from the Zoning Administration Permit #B226389 is hereby suspended. All work being done under this permit must cease until the problems are resolved and the permit can be reinstated. Please contact Mr. Joseph C. Merrey for details at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John R. Reisinger".

John R. Reisinger, P.E.  
Building Engineer

JRR/nmn

TXTNMG/SHERMAN





# BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204

*John R. King*  
BUILDINGS ENGINEER

## BUILDING PERMIT

PERMIT #: B226389 CONTROL #: NR DIST: 13 PREC: 06  
DATE ISSUED: 03/01/95 TAX ACCOUNT #: 1323750290 CLASS: 06

PLANS: CONST PP PLOT 2, B PLAT DATA ELEC YES PLUM YES  
LOCATION: 3512 CLOVER AVE  
SUBDIVISION: EAST LANSDOWNE

### OWNERS INFORMATION

NAME: SHERMAN BUILDERS, INC  
ADDR: 3559 FAIRFIELD AVE., BALTIMORE, MD 21226

### TENANT:

CONTR: OWNER

ENGR:

SELLR:

WORK: CONSTRUCT SFD-PP#93-131-94-NO OPTIONS-3  
BEDROOMS. 22X32X34.5=2024SF

BLDG. CODE: 1 AND 2 FAM. CODE  
RESIDENTIAL CATEGORY: GROUP

OWNERSHIP: PRIVATELY OWNED

ESTIMATED \$ PROPOSED USE: SFD  
45,000.00 EXISTING USE: VACANT

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION  
USE: ONE FAMILY

FOUNDATION: BLOCK

SEWAGE: PUBLIC EXIST

BASEMENT: FULL

WATER: PUBLIC EXIST

### LOT SIZE AND SETBACKS

SIZE: 5231SF

FRONT STREET:

SIDE STREET:

FRONT SETB: 43'4"

SIDE SETB: 10'15"

SIDE STR SETB:

REAR SETB: 30'

THIS PERMIT  
EXPIRES ONE  
YEAR FROM DATE  
OF ISSUE

2.0.10.0  
NOTICE TO BUILDERS  
IS PART OF THIS PERMIT

MICROFILMED

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

DATE: 1/22/95  
OEA: 100-10000  
HISTORIC DISTRICT/BLDG.

PERMIT #: 622029  
RECEIPT #: 1215960  
CONTROL #: 1215960  
XREF #:

PROPERTY ADDRESS 3512 Clover Ave ☐ YES ☒ NO  
SUBDIV: East Lansdowne ☐ DO NOT KNOW  
TAX ACCOUNT #: 13-23-750290 DISTRICT/PRECINCT  
OWNER'S INFORMATION (LAST, FIRST) 13 06  
NAME: Sherman Builders, Inc.  
ADDR: 3559 Fairfield Ave 21226

FEE: 136.00  
PAID: 141.00  
PAID BY: 1411  
INSPECTOR:

DOES THIS BLDG.  
HAVE SPRINKLERS  
YES ☐ NO ☐

I HAVE CAREFULLY READ THIS APPLICATION  
AND KNOW THE SAME IS CORRECT AND TRUE,  
AND THAT IN DOING THIS WORK ALL PROVI-  
SIONS OF THE BALTIMORE COUNTY CODE AND  
APPROPRIATE STATE REGULATIONS WILL BE  
COMPLIED WITH WHETHER HEREIN SPECIFIED  
OR NOT AND WILL REQUEST ALL REQUIRED  
INSPECTIONS.

BUILDING 1 or 2 FAM.  
CODE CODE  
BOCA CODE

TYPE OF IMPROVEMENT

1. ☒ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY  
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

TYPE FOUNDATION

1. ☐ SLAB
2. ☐ BLOCK
3. ☐ CONCRETE
1. ☒ FULL
2. ☐ PARTIAL
3. ☐ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☒ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

CENTRAL AIR: 1. ☒ 2. ☐

ESTIMATED COST: \$45,000

OF MATERIALS AND LABOR

PROPOSED USE: SFD  
EXISTING USE: VACANT

OWNERSHIP

1. ☐ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED
3. ☐ SALE
4. ☐ RENTAL

RESIDENTIAL CATEGORY:

1. ☒ DETACHED
2. ☐ SEMI-DET.
3. ☐ GROUP
4. ☐ TOWNHSE
5. ☐ MIDRISE
6. ☐ HIRISE

#EFF: #1BED: 3 #2BED: 1

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. ☒ 2. ☐

POWDER ROOMS 1. ☒ 2. ☐

BUILDING SIZE

FLOOR 2024

WIDTH 32'

DEPTH 30'

HEIGHT 28.5'

STORIES 2.5

LOT #'S

CORNER LOT

1. ☐ Y 2. ☐ N

LOT SIZE AND SETBACKS

SIZE 5231

FRONT STREET

SIDE STREET

FRONT SETBK 4.34'

SIDE SETBK 12.15'

SIDE STR SETBK

REAR SETBK 30'

ZONING

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE ☐ MERCANTILE ☐ RESTAURANT  
SPECIFY TYPE
20. ☐ SWIMMING POOL  
SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

TYPE OF HEATING FUEL

1. ☒ GAS
2. ☐ OIL
3. ☐ ELECTRICITY
4. ☐ COAL

TYPE OF WATER SUPPLY

1. ☒ PUBLIC SYSTEM
2. ☐ PRIVATE SYSTEM

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER ☒ EXISTS ☐ PROPOSED
2. ☐ PRIVATE SYSTEM ☐ SEPTIC ☐ EXISTS ☐ PROPOSED  
☐ PRIVY ☐ EXISTS ☐ PROPOSED

CLASS 06  
LIBER 08

FOLIO 37

APPROVAL SIGNATURES

DATE

BLD INSP :		:	
BLD PLAN :		:	
FIRE :		:	
SEDI CTL :		:	
ZONING :		:	
PUB SERV :		:	
ENVRMNT :		:	
PERMITS :		:	

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

## **PETITION PROBLEMS AGENDA OF MAY 8, 1995**

### **#380 --- JCM**

1. Need typed or printed name of person signing for legal owner.
2. Need attorney (company is incorporated).
3. No existing zoning on folder.
4. No area on folder.
5. No election district on folder.
6. No councilmanic district on folder.

### **#381 --- MJK**

1. No signature on petition forms for Donald E. Grempler (legal owner).

### **#382 --- JLL**

1. Need attorney (company is incorporated).

### **#383 --- JLL**

1. No item number on petition forms

### **#384 --- JCM**

1. Who is legal owner?? William McMillan, Jr. is trustee for who?
2. Need authorization for Mr. McMillan to sign for legal owner.

### **#385 --- CAM**

1. No telephone number for legal owner.

### **#386 --- CAM**

1. Need authorization for Margaret Ruggieri to sign for contract purchaser.

### **#387 --- RT**

1. No telephone number for legal owner.

### **#489 --- JJS**

1. Need typed or printed name of person signing for legal owner.

RE: PETITION FOR VARIANCE  
3512 Clover Avenue, W/S Clover Ave.,  
326'+/- S of c/l First Avenue  
13th Election Dist., 1st Councilmanic

Sherman Builders, Inc.  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 95-386-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to James R. Sherman, President, Sherman Builders, Inc., 478 Mountain Road, Crownsville, MD 21032, Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

UNRECORDED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 10, 1995

M & H Development Eng., Inc.  
200 East Joppa Road, Room 101  
Towson, Maryland 21204

RE: Sherman Builders  
Clover Ave at First Avenue  
DRC Number 05085P Dist. 13C1

Dear Sir:

On May 8, 1995, the Development Review Committee (DRC) considered your request on the above referenced project and determined it to be a limited exemption under Section 26-171(a)(9) of the Baltimore County development regulations. As a result, your development is exempt from the requirements of a Community Input Meeting, a Hearing Officer's Hearing, and the submittal of a development plan for review and approval; however, compliance with applicable zoning regulations and all county design standards and requirements for public and private improvements is required.

Please be advised that a zoning variance will be required.

Should you have additional questions regarding this matter, please do not hesitate to call me.

Sincerely,

A handwritten signature in dark ink, reading "Donald T. Rascoe".

DONALD T. RASCOE  
Development Manager

DTR:KAK:aw  
c: Larry Pilson





**DEVELOPMENT  
ENGINEERS, INC.**

200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21286  
(410) 828-9060

April 26, 1995.

Mr. Donald P. Rascoe  
Development Manager

c/o  
Baltimore County, Maryland  
Office of the Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson Maryland 21204

RE: Sherman Builder's Property  
Lots 198-201 & Lots 209-210  
Old DRC #12273G

Dear Mr. Rascoe:

On behalf of our client, this office is requesting a review by the DRC for an additional Lot Line Adjustment to the approved DRC application # 12273G, dated January 4, 1994. This Limited Exemption approval approved the lot line adjustment for three (3) lots outlined in pink. Lots 194 and 195 as well as lots 196 & 197 are improved with a two story dwelling, one at each of the lots. The third lot had a building permit filed and approved for construction. The permit #B226389 which since has been suspended on March 23, 1995, it was determined that the lot was too small and the setback needed a variance approved before construction could begin.

We are requesting that the additional area be allowed to be taken from lots 209 & 210 outlined in yellow. This would bring the total area to 6,263 sq. ft., which would solve the lot size. Sherman Builder's owns these lots also. A zoning variance has been filed for the front yard setback.

If this request for the lot line adjustment is approved, the other issue will be heard soon. This would allow the builder to begin construction on the third lot as originally approved under DRC#12273G.

Thank you, for your consideration in this matter.

Very Truly Yours

*Vincent J. Moskunas*  
Vincent J. Moskunas, President

atm/vjm.

LAW OFFICES  
ROSOLIO, SILVERMAN & KOTZ, P. A.  
SUITE 220, NOTTINGHAM CENTRE  
502 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204-4513

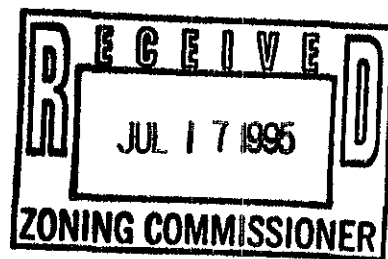
DEBORAH C. DOPKIN

TELEPHONE 410-339-7100  
FAX NO. 410-339-7107

July 17, 1995

**HAND DELIVERED**

Timothy M. Kotroco, Esquire  
Deputy Zoning Commissioner  
for Baltimore County  
Courthouse  
Towson, Maryland 21204



**RE: Case No.: 95-386-A - Petition for Variance**  
**Property: 3512 Clover Avenue**  
**Petitioner: Sherman Builders, Inc.**

Dear Mr. Kotroco:

This firm has been engaged by Sherman Builders, Inc. with regard to the above captioned matter which is set for a hearing on July 18, 1995 at 9:00 a.m. Please enter my appearance on behalf of Sherman Builders, the property owners.

Thank you for your attention to this matter.

Very truly yours,

ROSOLIO, SILVERMAN & KOTZ, P.A.

  
Deborah C. Dopkin

DCD/ef



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PAUL J. GORMAN

4416 JOHN AVE BALTO 21227

Bob Skurmon

2110 Lansdowne Rd. Balto 21227

DON CLINE

2110 LANSDOWNE RD BALTO 21227  
M&H DEV. ENG., INC.

VINCENT MOSKUNAS

200 E. JOPPA Rd. Towson, Md. 21286

Deborah Dogkin

502 WASHINGTON AVE 21204



PROTESTANT(S) SIGN-IN SHEET

7/18/95  
hrz

### ADDRESS

<u>Helen Yarber</u>	<u>3510 Clova Ave. 21227</u>
<u>Deborah Bauer</u>	<u>2611 First Ave 21227</u>
<u>Md Citizens for the Environment</u>	<u>2517 Hammonds Ferry Rd</u>
<u>Inc, Theresa Lowery-Director</u>	<u>Badly, Md 21227</u>
<u>PAT BEALE-661</u>	<u>3511 Clova Ave 21227</u>

6/5/95  
Kry

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Patricia L. Bealefeld

3511 Clover Ave. #21227

Helen V. Yarbou

3510 Clover Ave #21227

Joseph L. Cline

3510 Clover Ave 21227

Theresa Lowmy

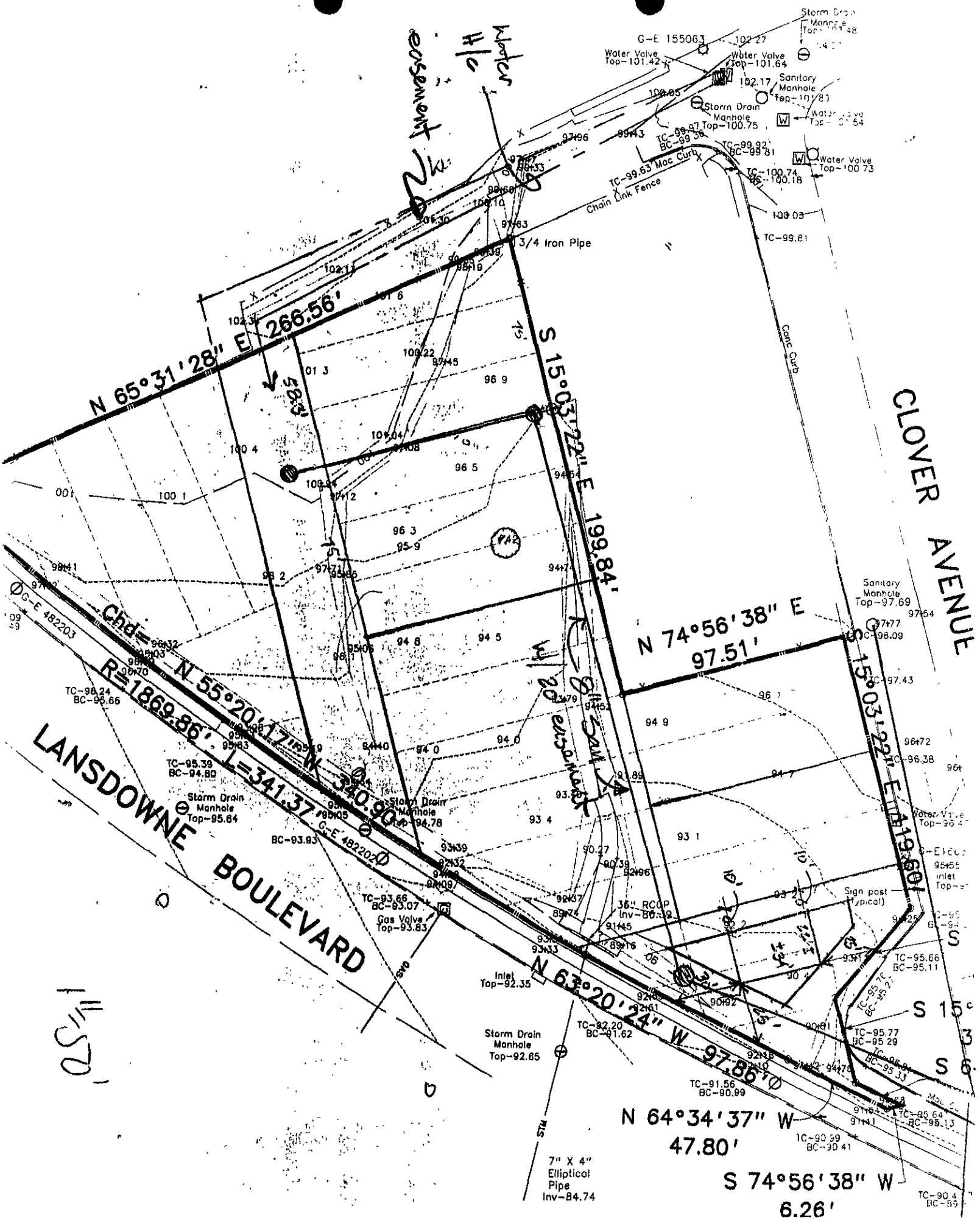
2517 Hammonds Ferry Rd 21227

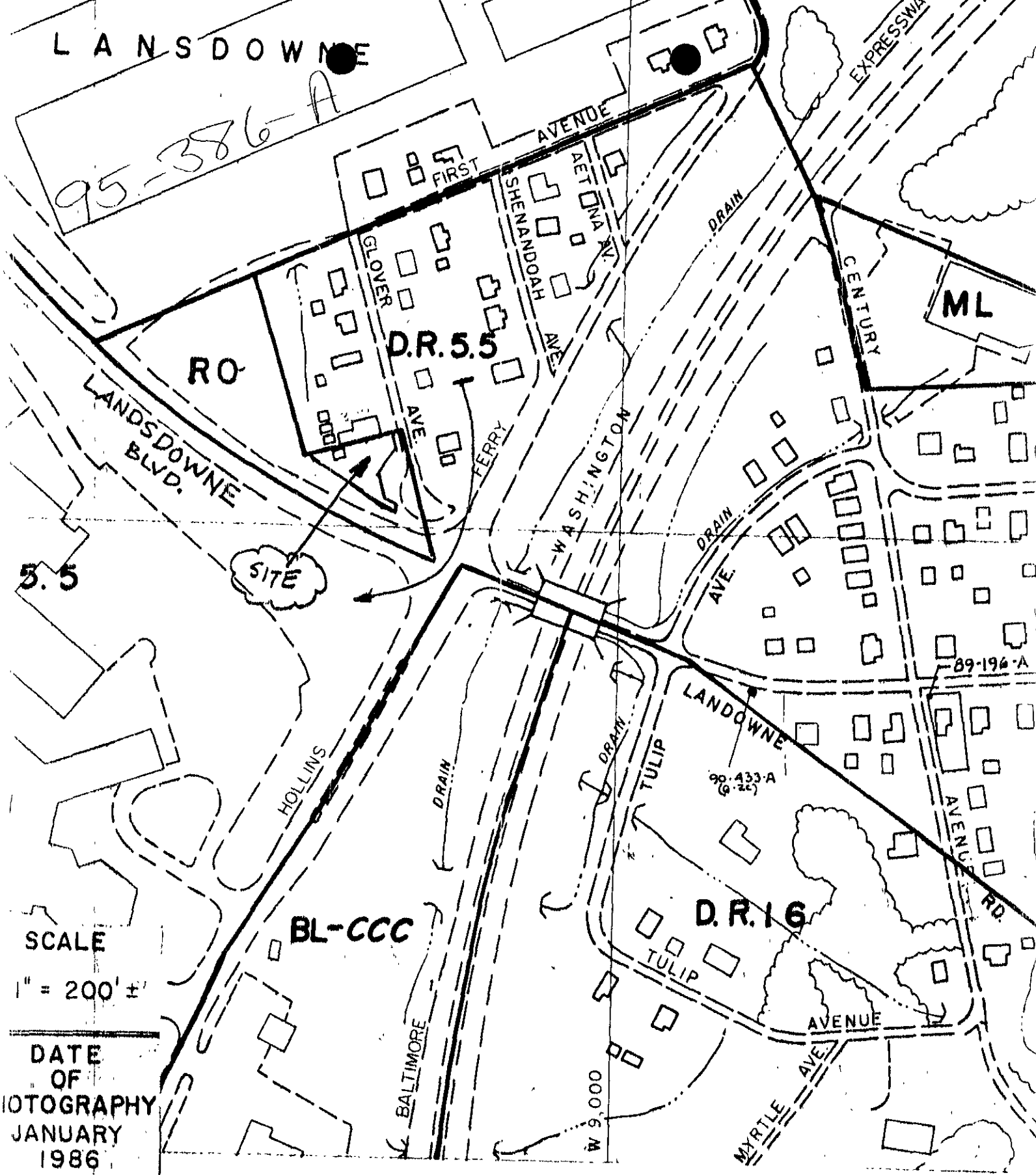
Mary L. Dawson

3515 Cham Ave. 21227

Vince Musterson  
Mt H. DeWitt  
200 E Poplar Rd  
Room 101  
Touhon 21286

# SITE PLAN FOR 3512 CLOVER AVENUE





**1992 COMPREHENSIVE ZONING MAP**  
 Adopted by the Baltimore County Council  
 Oct. 15, 1992

183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

*William A. Howard IV*  
 Chairman, County Council

LOCATION	SHEET
380 LANDSDOWNE	S.W. 5-B

(SHEET S.W.-6-B)

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

**IMPORTANT MESSAGE**

TO Harry

DATE 6/6/88 TIME 9:00 A.M.  
P.M.

M Vince Moskunas

OF \_\_\_\_\_

PHONE 828-9060  
Area Code      Number      Extension

FAX \_\_\_\_\_

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	RETURNED YOUR CALL	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WILL FAX YOU	<input type="checkbox"/>	URGENT!	<input type="checkbox"/>

Message Re: 95-386-A -

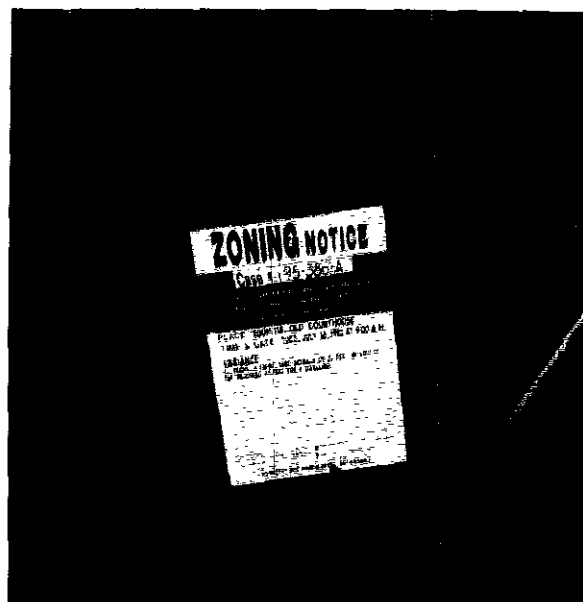
must they reply or

can they reschedule -

he represents owners -

Signed Sherman Bledsoe

SLM





# Petition for Variance

9.5-386-A  
to the Zoning Commissioner of Baltimore County

for the property located at # 3512 CLOVER AVENUE

which is presently zoned RO

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 204.3.A.1 & 1802.3.C.1; BLZR,  
TO PERMIT A FRONT YARD SETBACK of 22' IN LIEU OF THE REQUIRED 25' FOR A DWELLING.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

TO BE DEVELOPED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

SHERMAN Builders INC  
James R. Sherman Pres.  
(Type or Print Name)

Signature

(Type or Print Name)

Signature

478 Macintosh Rd 536-9012  
Address Phone No

Crownsville Md 21032  
City State Zipcode

Name, Address and phone number of representative to be contacted.

NAME

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: glu DATE 4-25-95

380

ORDER RECEIVED FOR FILING

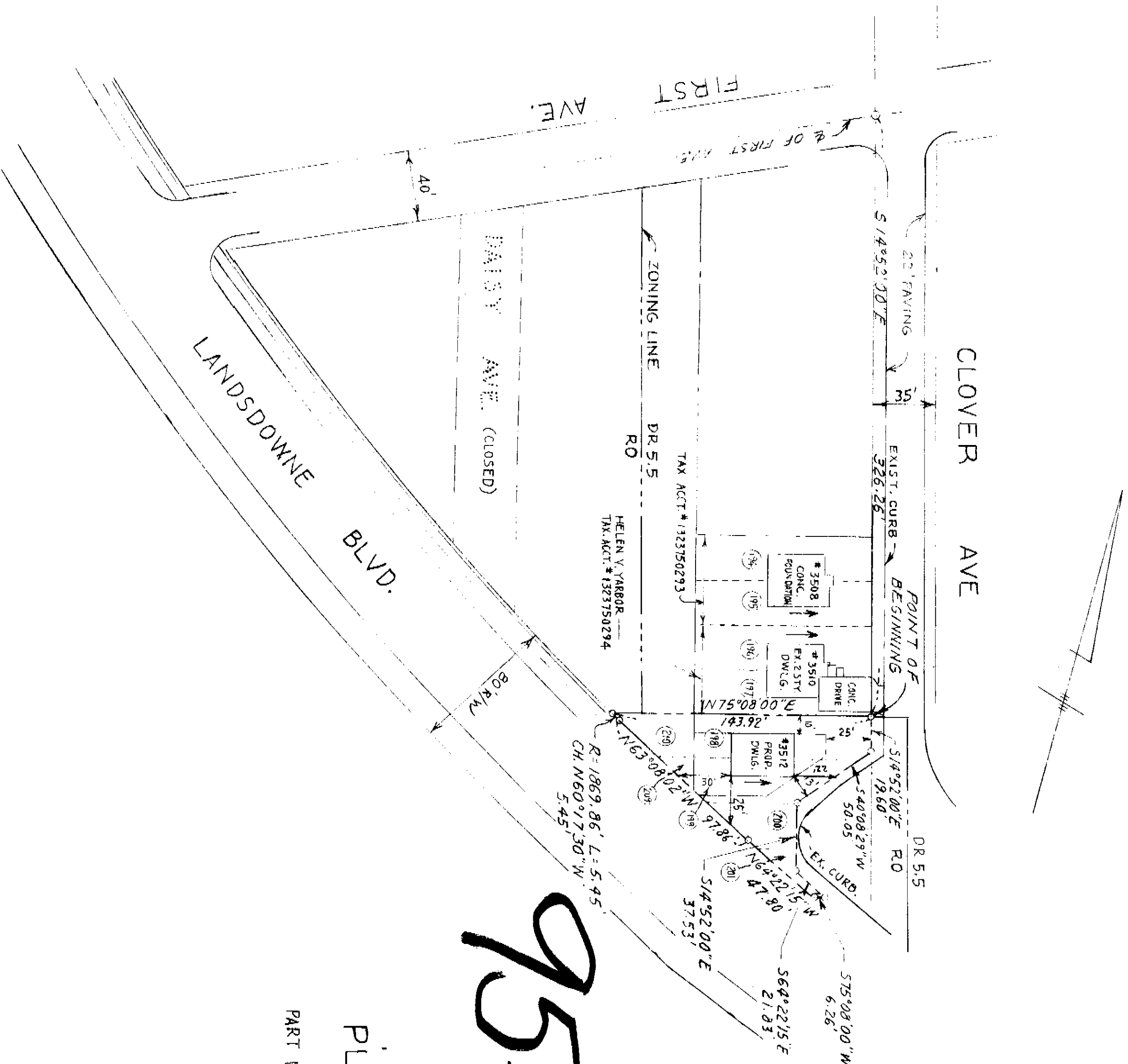
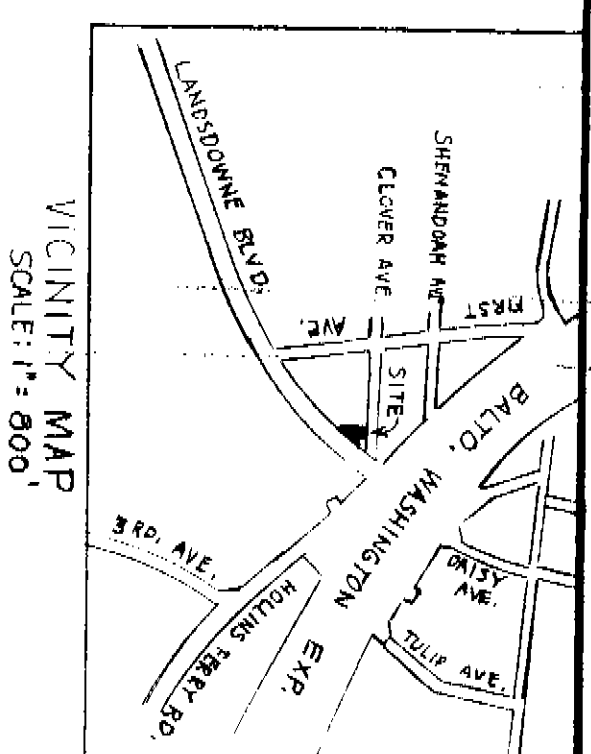
Date



Printed with Soybean Ink  
on Recycled Paper

Zoning Administration

Development Management



# LOCATION INFORMATION & GENERAL NOTES

COUNCILMANIC DISTRICT - 1  
ELECTION DISTRICT - 13  
1" = 200' SCALE MAP  
ZONING : RO  
LOT SIZE = 6263 SQ. FT. OR 0.144 AC. ±  
SEWER - PUBLIC  
WATER - PUBLIC  
NOT IN CHESAPEAKE BAY CRITICAL AREA  
NO PRIOR ZONING HEARINGS

BLDG. PERMIT # 226389  
DRC NO. 12273 G

## PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PART LOTS 198-201, 209 & 210 ON PLAT OF EAST LANDSDOWNE 8/36/837  
PROPERTY ADDRESS: 3512 CLOVER AVE.  
OWNER: SHERMAN BUILDERS, INC.  
478 MOUNTAIN RD.  
CROWNSVILLE, MD. 21032  
DEED REF. 10486 / 271  
TAX ACC. NO. 13-23-750290  
13<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MD.  
SCALE: 1" = 50' APR. 20, 1995

95-386-A

MICROFILMED

ZONING OFFICE USE ONLY  
REVIEWED BY ITEMS CASES

200 EAST JOPPA ROAD  
ROOM 101 SHELL BUILDING  
TOWSON, MARYLAND 21286  
(410) 828-9060

MD DEVELOPMENT  
ENGINEERS, INC.



[illegible]



Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:  
Item No.: 380  
Petitioner: Sherman Builders, Inc. By James Sherman  
Location: 3512 Clover Ave

PLEASE FORWARD ADVERTISING BILL TO:  
NAME: James Sherman  
ADDRESS: 478 Mountain Road  
Crownsville, Md. 21032  
PHONE NUMBER: 536-9012

AJ:ggg (Revised 04/09/93)

TO: PETITIONER PUBLISHING COMPANY  
May 11, 1995 Issue - Jeffersonian

Please forward billing to:  
James Sherman  
478 Mountain Road  
Crownsville, MD 21032  
536-9012

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-386-A (Item 380)  
3512 Clover Avenue  
W/S Clover Road, 326' +/- S of c/l First Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherman Builders, Inc.  
HEARING: MONDAY, JUNE 5, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

May 4, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-386-A (Item 380)  
3512 Clover Avenue  
W/S Clover Road, 326' +/- S of c/l First Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherman Builders, Inc.  
HEARING: MONDAY, JUNE 5, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

Arnold Jablon  
Director

cc: James Sherman

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: PETITIONER PUBLISHING COMPANY  
June 22, 1995 Issue - Jeffersonian

Please forward billing to:  
James R. Sherman  
478 Mountain Road  
Crownsville, MD 21032  
536-9012

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-386-A (Item 380)  
3512 Clover Avenue  
W/S Clover Road, 326' +/- S of c/l First Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherman Builders, Inc.  
HEARING: TUESDAY, JULY 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

June 15, 1995

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Rescheduled from 6/5/95  
CASE NUMBER: 95-386-A (Item 380)  
3512 Clover Avenue  
W/S Clover Road, 326' +/- S of c/l First Avenue  
13th Election District - 1st Councilmanic  
Legal Owner(s): Sherman Builders, Inc.  
HEARING: THURSDAY, JULY 18, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit a front yard setback of 22 feet in lieu of the required 25 feet for a dwelling.

Arnold Jablon  
Director

cc: James R. Sherman  
Vince Moskunas  
Patricia Bealfield  
Brian Barber  
Joseph Cline  
Theresa Lowry  
Harry Duncan

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

June 1, 1995

Sherman Builders, Inc.  
James R. Sherman, President  
478 Mountain Road  
Crownsville, Maryland 21032

RE: Item No.: 380  
Case No.: 95-386-A  
Petitioner: Sherman Builders

Dear Mr. Sherman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 25, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 22, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for May 15, 1995  
Item No. 380

The Developers Engineering Section has reviewed the subject zoning item. Clover Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 40-foot right-of-way. Show the 40-foot right-of-way on the plat to establish the front line building setback.

Also, our records indicate the existing two-story dwelling is House #3512, not 3510 as shown. Please verify.

RWB:sw

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 5/16/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee  
Agenda: 5/18/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 378  
379  
380  
381  
382  
385  
386  
389  
391

LS:sp

LETTY2/DEPRM/TXTS8P



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 4, 1995

SUBJECT: Variance Requests

## INFORMATION:

Item Numbers: 362, 363, 364, 367, 372, 374, 380 and 383.

## SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by: Jeffrey M. LoeDivision Chief: Caryl L. Kerns

PK/JL

ITEM362/PZONE/ZAC1

Baltimore County Government  
Fire Department700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
PH: 887-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 8, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 372, 374, 380, 381, 382, 383, 384, 385, 386, 387 AND 380.

RECEIVED  
MAY 8 1995

ZADM

REVIEWER: LT. ROBERT P. ENGERWALD  
Fire Marshal Office, PH: 887-4661, EXT: 1105

cc: File

Printed on Recycled Paper

Maryland Department of Transportation  
State Highway AdministrationO. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 380 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

BALTIMORE COUNTY, MARYLAND  
Inter-office Correspondence

TO: Owen Stephens  
Docket Clerk, Office of Zoning

FROM: Lawrence E. Schmidt  
Zoning Commissioner

DATE: June 7, 1995

SUBJECT: Case No. 95-386-A

Please reset in for a hearing. No one appeared at the prior hearing. I advised the Petitioner that they would be responsible for the re-posting and re-advertising costs. Also, a copy of the new notice should go to the Protestants who appeared originally and signed in.

LES:mmn  
att.Baltimore County Government  
Zoning Commission  
Office of Planning and ZoningSuite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

June 7, 1995

(410) 887-4386

Mr. Vince Moskunas  
M & H Development Inc.  
200 E. Joppa Road, Room 101  
Towson, Maryland 21206

Re: Case No. 95-386-A  
Petition for Variance  
Property: 3512 Clover Avenue  
Sherman Builders, Inc., Petitioner

Dear Mr. Moskunas:

This is to follow up our recent telephone conversation regarding the above captioned matter.

As you are aware, the above case was scheduled for public hearing on Monday, June 5, 1995 at 11:00 A.M. The hearing was scheduled in Room 118 of the Old Court House for my consideration of the Petition filed within. That variance sought relief from the strict application of Sections 204.3.A.1 and 1802.3.C.1 of the BCZR to permit a front yard setback of 22 ft. in lieu of the required 25 ft. for a dwelling.

Your comments regarding a Motion for Reconsideration has been considered. Specifically, I will order that the matter be re-posted and re-advertised to be set at a future date. The Petitioner shall be responsible for the costs associated with the re-posting and re-advertising. However, the Petition need not be re-filed. I shall forward this file to Owen Stephens in the Office of Zoning Administration and Development Management with instructions for her to reassign a date for hearing and re-post and re-advertise the property. You should receive notice of the new date for the hearing in due course. By a copy of this letter, I have notified the Protestants, listed below, in this matter.

Very truly yours,

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
cc: Mrs. Patricia L. Bealfield  
Mrs. Helen V. Yarbor  
Mr. Joseph L. Cline  
Mrs. Theresa Lowry  
Mrs. Mary L. Dawson

cc: Ms. Owen Stephens, ZADM

Printed with Soybean Ink  
on Recycled PaperBaltimore County Government  
Department of Permits and Licenses111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3610

March 23, 1995

Paul Gorman, Architect  
4410 John Avenue  
Baltimore, Maryland 21227

Re: Permit suspension: B226389  
3512 Clover Avenue

Gentlemen:

Based on information received from the Zoning Administration Permit #B226389 is hereby suspended. All work being done under this permit must cease until the problems are resolved and the permit can be reinstated. Please contact Mr. Joseph C. Merrey for details at 887-3391.

Very truly yours,

John R. Reisinger, P.E.  
Building Engineer

JRR/mm

TYKING/SHERMAN

Printed with Soybean Ink  
on Recycled PaperBALTIMORE COUNTY, MARYLAND  
OFFICE OF THE BUILDING ENGINEER

JOB LOCATION: 3512 Clover Ave

DISTRICT: 13 ACT

PERMIT NO. 226 389

BLDG. INSP. 887-3953  
PLUMB. INSP. 887-3620  
ELEC. INSP. 887-3960  
MECH. INSP. 887-3326  
BLDG. ENR. 887-3371

## STOP WORK NOTICE

I HAVE THIS DAY INSPECTED THE STRUCTURE AND THESE PREMISES AND HAVE FOUND THE FOLLOWING VIOLATIONS OF THE LAWS OF BALTIMORE COUNTY CODE:

CODE: Permit Subsequent Per ZADM

Call Joe Merrey 887-3391

DATE: 3-24-95 SIGNED INSPECTOR: Mark Gorman

ALL CORRECTIONS COMPLETE AND APPROVED

DATE: SIGNED INSPECTOR:

DO NOT REMOVE THIS TAG

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PERMITS AND LICENSES  
TOWSON, MARYLAND 21204

## BUILDING PERMIT

PERMIT #: B226389 CONTROL #: NR DIST: 13 PREC: 06  
DATE ISSUED: 03/01/95 TAX ACCOUNT #: 1323750290 CLASS: 06

PLANS: CONST PP PLOT 2, 8 PLAT DATA ELEC YES PLUM YES  
LOCATION: 3512 CLOVER AVE  
SUBDIVISION: EAST LANESMAN

OWNERS INFORMATION  
NAME: SHERMAN BUILDERS, INC.  
ADDR: 3559 FAIRFIELD AVE., BALTIMORE, MD 21226

TENANT:  
CONTR: OWNER  
ENGR: 12  
SELLR:  
WORK: CONSTRUCT SFD-PP493-131-94-NO OPTIONS-3  
BEDROOMS. 22X32X34.5=2024SF

BLDG. CODE: 1 AND 2 FAM. CODE  
RESIDENTIAL CATEGORY: GROUP OWNERSHIP: PRIVATELY OWNED

ESTIMATED \* PROPOSED USE: SFD  
45,000.00 EXISTING USE: VACANT

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION  
USE: ONE FAMILY  
FOUNDATION: BLOCK  
SEWAGE: PUBLIC EXIST  
WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS  
SIZE: 5231SF  
FRONT STREET: 43'  
SIDE STREET: 10/15  
SIDE STR SETB: 30'

REAR SETB: 30'

THIS PERMIT  
EXPIRES ONE  
YEAR FROM DATE  
OF ISSUE

NOTICE TO ALL  
IS PART OF THIS PERMIT

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.



APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

DATE: 6/22/95  
OEA: 3512 Clover Ave

PERMIT # 13-131-71  
RECEIPT # 13-131-71  
CONTROL # 13-131-71  
XREF # 13-131-71

PROPERTY ADDRESS 3512 Clover Ave YES ☒ NO ☐  
SUBJECT: East 1.5 acreage DO NOT KNOW  
TAX ACCOUNT # 13-131-71 DISTRICT/PRECINCT 13 06  
OWNER'S INFORMATION (LAST, FIRST)  
NAME: Sherman Builders, Inc.  
ADDR: 3512 Fairchild Ave 21226 DOES THIS BLDG. HAVE SPRINKLERS YES ☐ NO ☐

APPLICANT INFORMATION  
NAME: PAUL J. GORMAN  
COMPANY: SHERMAN BUILDERS, INC.  
STREET: 3512 CLOVER AVE  
CITY, ST, ZIP: BALTIMORE, MD 21227  
PHONE #: 410-938-9060  
APPLICANT: Paul J. Gorman  
SIGNATURE: Paul J. Gorman TRACT: BLOCK: EL: PL: 2  
PLANS: CONST. 2 PLAT. 2 DATA EL. 2 PL. 2  
TENANT: SHERMAN BUILDERS (OWNER)  
CONTR: ENGR: SELLER:

DESCRIBE PROPOSED WORK: 60'x120' x 34' 1" 202208 pgs 13-131-71, No other info.

TYPE OF USE  
RESIDENTIAL  
01. ONE FAMILY  
02. TWO FAMILY  
03. THREE AND FOUR FAMILY  
04. FIVE OR MORE FAMILY  
05. SWIMMING POOL  
06. GARAGE  
07. OTHER

TYPE OF CONSTRUCTION  
1. MASONRY  
2. WOOD FRAME  
3. STRUCTURE STEEL  
4. REINFORCED CONCRETE

TYPE OF HEATING FUEL  
1. GAS  
2. OIL  
3. ELECTRICITY  
4. COAL

TYPE OF SEWAGE DISPOSAL  
1. PUBLIC SEWER  
2. PRIVATE SYSTEM  
3. SEPTIC  
4. PRIVY

TYPE OF WATER SUPPLY  
1. PUBLIC SYSTEM  
2. PRIVATE SYSTEM

APPROVAL SIGNATURES  
DATE

BLD INSP: 13-131-71  
BLD PLAN: 13-131-71  
FIRE: 13-131-71  
SEED CT: 13-131-71  
ZONING: 13-131-71  
PUR SERV: 13-131-71  
ENVRMT: 13-131-71  
PERMITS: 13-131-71

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

PETITION PROBLEMS  
AGENDA OF MAY 8, 1995

#380 — JCM  
1. Need typed or printed name of person signing for legal owner.  
2. Need attorney (company is incorporated).  
3. No existing zoning on folder.  
4. No area on folder.  
5. No election district on folder.  
6. No councilmanic district on folder.

#381 — MJK  
1. No signature on petition forms for Donald E. Grempler (legal owner).

#382 — JLL  
1. Need attorney (company is incorporated).

#383 — JLL  
1. No item number on petition forms

#384 — JCM  
1. Who is legal owner?? William McMillan, Jr. is trustee for who?  
2. Need authorization for Mr. McMillan to sign for legal owner.

#385 — CAM  
1. No telephone number for legal owner.

#386 — CAM  
1. Need authorization for Margaret Ruggieri to sign for contract purchaser.

#387 — RT  
1. No telephone number for legal owner.

#489 — JJS  
1. Need typed or printed name of person signing for legal owner.

IMPORTANT MESSAGE  
TO: 3512 Clover Ave  
DATE: 6/22/95 TIME: 9:00 PM  
M: Vincent Moskunus  
OF: 638-9060  
PHONE: 638-9060  
FAX: 638-9060  
TELEPHONED: ☒ PLEASE CALL: ☒  
CAME TO SEE YOU: ☒ RETURNED YOUR CALL: ☒  
WANTS TO SEE YOU: ☒ WILL CALL AGAIN: ☒  
WILL FAX YOU: ☒ URGENT: ☒  
Message: 13-131-71 -  
Signed: Sherman Builders

RE: PETITION FOR VARIANCE  
3512 Clover Avenue, W/S Clover Ave.,  
326' +/- S of E/I First Avenue  
13th Election Dist., 1st Councilmanic  
Sherman Builders, Inc.  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 95-386-A

ENTRY OF APPEARANCE  
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
CAROLE S. DEMILITO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE  
I HEREBY CERTIFY that on this 31st day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to James R. Sherman, President, Sherman Builders, Inc., 478 Mountain Road, Crownsville, MD 21032, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3333

May 10, 1995

M & B Development Eng., Inc.  
200 East Joppa Road, Room 101  
Towson, Maryland 21204

RE: Sherman Builders  
Clover Ave at First Avenue  
DRC Number 0508SP Dist. 13C1

Dear Sir:

On May 8, 1995, the Development Review Committee (DRC) considered your request on the above referenced project and determined it to be a limited exemption under Section 26-171(a)(9) of the Baltimore County development regulations. As a result, your development is exempt from the requirements of a Community Input Meeting, a Hearing Officer's hearing, and the submission of a development plan for review and approval; however, compliance with applicable zoning regulations and all county design standards and requirements for public and private improvements is required.

Please be advised that a zoning variance will be required.

Should you have additional questions regarding this matter, please do not hesitate to call me.

Sincerely,  
Donald T. Rascoe  
DONALD T. RASCOE  
Development Manager

DTR:KAK:bw  
c: Larry Pilsen

DEVELOPMENT  
ENGINEERS, INC.

200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21206  
(410) 828-0000

April 26, 1995.

Mr. Donald P. Rascoe  
Development Manager  
c/o  
Baltimore County, Maryland  
Office of the Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson Maryland 21204

RE: Sherman Builders Property  
Lots 198-201 & Lots 209-210  
Old DRC #12273G

Dear Mr. Rascoe:

On behalf of our client, this office is requesting a review by the DRC for an additional Lot Line Adjustment to the approved DRC application # 12273G, dated January 4, 1994. This Limited Exemption approval approved the lot line adjustment for three (3) lots outlined in pink. Lots 194 and 195 as well as lots 196 & 197 are improved with a two story dwelling, one at each of the lots. The third lot had a building permit filed and approved for construction. The permit #8226389 which since has been suspended on March 23, 1995, it was determined that the lot was too small and the setback needed a variance approved before construction could begin.

We are requesting that the additional area be allowed to be taken from lots 209 & 210 outlined in yellow. This would bring the total area to 6,263 sq. ft., which would solve the lot size. Sherman Builders owns these lots also. A zoning variance has been filed for the front yard setback.

If this request for the lot line adjustment is approved, the other issue will be heard soon. This would allow the builder to begin construction on the third lot as originally approved under DRC #12273G.

Thank you, for your consideration in this matter.

Very Truly Yours  
Vincent J. Moskunus, President

atm/vjm.

LAW OFFICES  
ROSOLIO, SILVERMAN & KOTZ, P.A.  
SUITE 200, NOTTINGHAM CENTRE  
502 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204 4513

TELEPHONE 410-339-7600  
FAX NO. 410-339-7607

DEBORAH C. DOPKIN

July 17, 1995

HAND DELIVERED  
Timothy M. Kotroco, Esquire  
Deputy Zoning Commissioner  
for Baltimore County  
Courthouse  
Towson, Maryland 21204

RE: Case No.: 95-386-A - Petition for Variance  
Property: 3512 Clover Avenue  
Petitioner: Sherman Builders, Inc.

Dear Mr. Kotroco:

This firm has been engaged by Sherman Builders, Inc. with regard to the above captioned matter which is set for a hearing on July 18, 1995 at 9:00 a.m. Please enter my appearance on behalf of Sherman Builders, the property owners.

Thank you for your attention to this matter.

Very truly yours,  
ROSOLIO, SILVERMAN & KOTZ, P.A.  
Deborah C. Dopkin

DCD/ef

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS  
PAUL J. GORMAN 4416 JOHN AVE BALTO 21227  
Bob Sherman 2110 Lansdowne Rd BALTO 21227  
Dan Clive 7116 VANDERBILT RD BALTO 21211  
VINCENT MOSKUNUS 200 E JOPPA RD TOWSON, MD 21206  
Deborah Dopkin 502 WASHINGTON AVE 21204

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS  
Helen York 3510 Clover Ave. 21227  
Deborah Bowen 2611 First Ave 21227  
Ad. G. Treacy for the Environment 3517 Hammonds Ferry Rd 21227  
Inc. Theresa Lowrey-Dreke Balto. Md 21227  
Pat Dealefeld 3511 Clover Ave 21227

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS  
Patricia A. Bradfield 3511 Clover Ave. #21227  
Helen York 3510 Clover Ave. 21227  
Deborah Bowen 2611 First Ave 21227  
Ad. G. Treacy for the Environment 3517 Hammonds Ferry Rd 21227  
Inc. Theresa Lowrey-Dreke Balto. Md 21227  
Pat Dealefeld 3511 Clover Ave 21227

Vincent Moskunus  
200 E Joppa Rd  
Towson 21206



